

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## GENERAL WARRANTY DEED

THE STATE OF TEXAS           §  
                                          §  
COUNTY OF TRAVIS         §

KNOW ALL MEN BY THESE PRESENTS: That KB Home Lone Star, Inc., a Texas corporation ("Grantor"), for a full valuable cash consideration to Grantor in hand paid by the CITY OF PFLUGERVILLE, TEXAS, a home-rule municipality located in Travis County, Texas ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the property depicted on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

Exceptions to Conveyance and Warranty: Taxes for the current year (prorated as of the date of this deed), which Grantee assumes and agrees to pay, and subsequent tax assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Signature page to follow:

EXECUTED effective as of this \_\_\_\_ day of \_\_\_\_\_, 2015.

**GRANTOR: KB Home Lone Star, Inc.**  
a Texas corporation

By:   
John Zinsmeyer, Vice President

THE STATE OF TEXAS           §  
                                             §  
COUNTY OF HARRIS         §

SUBSCRIBED AND SWORN TO before me on September 4, 2015 by John Zinsmeyer, Vice President of KB Home Lone Star, Inc. a Texas corporation.

  
Notary Public, State of Texas

**AGREED AND ACCEPTED:**

**CITY OF PFLUGERVILLE, TEXAS,**  
a Texas home-rule municipality



By: \_\_\_\_\_  
Brandon E. Wade, City Manager

ATTEST:

\_\_\_\_\_  
Karen Thompson, City Secretary

After recordation please return to: City of Pflugerville  
Attn: Brandon E. Wade, City Manager  
P.O. Box 589,  
Pflugerville, Texas 78691

**EXHIBIT "A"**

Sketch and field notes of the herein described property

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NUMBER 70, ABSTRACT 787, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 1, BLOCK 'N', SPRING TRAILS PHASE 1-B, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200700171, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 14.664 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a capped ½" iron rod found for the southernmost corner of Lot 41, Block N, said Spring Trails Phase 1-B, common to a southeastern corner of Lot 1, Block N, said Spring Trails Phase 1-B, also being in the northwestern right-of-way line of Springbrook Road (70' R.O.W.), for a southeastern corner and **POINT OF BEGINNING** of the herein described tract, at a point of curvature to the right,

**THENCE**, with the common boundary line of said Lot 1, Block N, and said Springbrook Road, with said curve to the right having a radius of 465.00 feet, an arc length of 378.08 feet and whose chord bears S40°37'42"W, a distance of 367.75 feet to a calculated point,

**THENCE**, leaving said right-of-way line of Springbrook Road and crossing said Lot 1, Block N, the following six (6) courses and distances, numbered 1 through 6,

1. N46°19'20"W, a distance of 237.97 feet to a calculated point,
2. N14°12'31"W, a distance of 547.00 feet to a calculated point,
3. N43°13'27"W, a distance of 993.78 feet to a calculated point,
4. N24°17'23"W, a distance of 705.28 feet to a calculated point,
5. N43°42'54"W, a distance of 596.25 feet to a calculated point, and
6. N58°08'16"W, a distance of 298.24 feet to a calculated point on the southeastern right-of-way line of Schultz Lane (60' R.O.W.), said point also being the northernmost corner of the herein described tract,

**THENCE**, with the southeastern right-of-way line of said Schultz Lane and the western boundary line of said Lot 1, Block N, N29°30'21"E, a distance of 291.30 feet to a capped 1/2" iron rod found, at a point of curvature to the right, said point also being a northwestern corner of said Lot 1, Block N,

**THENCE**, leaving said right-of-way line, and with the common boundary line of said Lot 1, Block N, and a 26.8207 acre tract conveyed to KB Home Lone Star, LP in Document number 2007226228 of the O.P.R.T.C.TX. the following thirty-five (35) courses and distances, numbered 1 through 35,


1. with said curve to the right having a radius of 25.00 feet, an arc length of 10.29 feet and whose chord bears S72°16'58"E, a distance of 10.22 feet to a capped ½" iron rod found,
2. S60°29'36"E, a distance of 54.96 feet to a capped 1/2" iron rod found, at a point of curvature to the right,
3. With said curve to the right having a radius of 475.00 feet, an arc length of 80.45 feet and whose chord bears S55°38'27"E, a distance of 80.36 feet to a capped 1/2" iron rod found,
4. S50°47'19"E, a distance of 17.38 feet to a capped 1/2" iron rod found,
5. S39°12'41"W, a distance of 130.00 feet to a capped 1/2" iron rod found,
6. S45°40'26"E, a distance of 103.03 feet to a capped 1/2" iron rod found,
7. S51°53'55"E, a distance of 210.04 feet to a capped 1/2" iron rod found,
8. S57°37'02"E, a distance of 151.86 feet to a capped 1/2" iron rod found,
9. S34°30'02"E, a distance of 256.91 feet to a capped 1/2" iron rod found,
10. S23°24'50"E, a distance of 58.94 feet to a capped 1/2" iron rod found,
11. S28°36'51"E, a distance of 125.36 feet to a capped 1/2" iron rod found,
12. S22°19'02"E, a distance of 126.98 feet to a capped 1/2" iron rod found,
13. N78°36'56"E, a distance of 129.97 feet to a capped 1/2" iron rod found,
14. S11°25'07"E, a distance of 15.00 feet to a capped 1/2" iron rod found,

15. S78°36'56"W, a distance of 130.06 feet to a capped 1/2" iron rod found,
16. S12°04'01"E, a distance of 76.38 feet to a capped 1/2" iron rod found, at a point of curvature to the left,
17. with said curve to the left having a radius of 655.00 feet, an arc length of 486.78 feet and whose chord bears S35°32'55"E, a distance of 475.65 feet to a capped 1/2" iron rod found,
18. N33°09'41"E, a distance of 129.99 feet to a capped 1/2" iron rod found, at a point of curvature to the left,
19. with said curve to the left having a radius of 525.00 feet, an arc length of 15.00 feet and whose chord bears S57°39'26"E, a distance of 15.00 feet to a capped 1/2" iron rod found,
20. S31°31'28"W, a distance of 130.43 feet to a capped 1/2" iron rod found,
21. S60°33'04"E, a distance of 71.47 feet to a capped 1/2" iron rod found,
22. S57°28'14"E, a distance of 65.01 feet to a capped 1/2" iron rod found,
23. S50°44'13"E, a distance of 64.98 feet to a capped 1/2" iron rod found,
24. S48°09'57"E, a distance of 24.59 feet to a capped 1/2" iron rod found, at a point of curvature to the right,
25. with said curve to the right having a radius of 595.00 feet, an arc length of 104.81 feet and whose chord bears S40°39'39"E, a distance of 104.68 feet to a capped 1/2" iron rod found,
26. N54°23'05"E, a distance of 129.99 feet to a capped 1/2" iron rod found, at a point of curvature to the right,
27. with said curve to the right having a radius of 725.00 feet, an arc length of 33.87 feet and whose chord bears S34°16'36"E, a distance of 33.87 feet to a capped 1/2" iron rod found,
28. S59°32'12"W, a distance of 129.32 feet to a capped 1/2" iron rod found,
29. S30°27'48"E, a distance of 280.00 feet to a capped 1/2" iron rod found,
30. S30°29'23"E, a distance of 20.66 feet to a capped 1/2" iron rod found, at a point of curvature to the left,
31. with said curve to the left having a radius of 655.00 feet, an arc length of 298.78 feet and whose chord bears S43°31'52"E, a distance of 296.20 feet to a capped 1/2" iron rod found,
32. N33°24'05"E, a distance of 129.99 feet to a capped 1/2" iron rod found, at a point of curvature to the left,
33. with said curve to the left having a radius of 525.00 feet, an arc length of 15.00 feet and whose chord bears S57°25'02"E, a distance of 15.00 feet to a capped 1/2" iron rod found,
34. S31°45'52"W, a distance of 129.99 feet to a capped 1/2" iron rod found, at a point of curvature to the left,
35. with said curve to the left having a radius of 655.00 feet, an arc length of 245.19 feet and whose chord bears S68°57'36"E, a distance of 243.76 feet to a capped 1/2" iron rod found, for an eastern corner of said Lot 1, Block N, common to a western corner of said Lot 41, Block N, also being in a southern boundary line of said 26.8207 acre tract,

**THENCE**, with the common boundary line of said Lot 41, Block N, and said Lot 1, Block N, the following three (3) courses and distances, numbered 1 through 3,

1. S51°28'11"W, a distance of 144.35 feet to a capped 1/2" iron rod found,
2. S38°31'49"E, a distance of 148.31 feet to a capped 1/2" iron rod found, and
3. S46°34'31"E, a distance of 249.90 feet to the **POINT OF BEGINNING** and containing 14.664 acres of land.

Surveyed by:



4-19-13

ROBERT J. GERTSON, R.P.L.S. NO. 6367

*Carlson, Brigrance and Doering, Inc.*

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Fax: 512-280-5165

rgertson@cbdeng.com



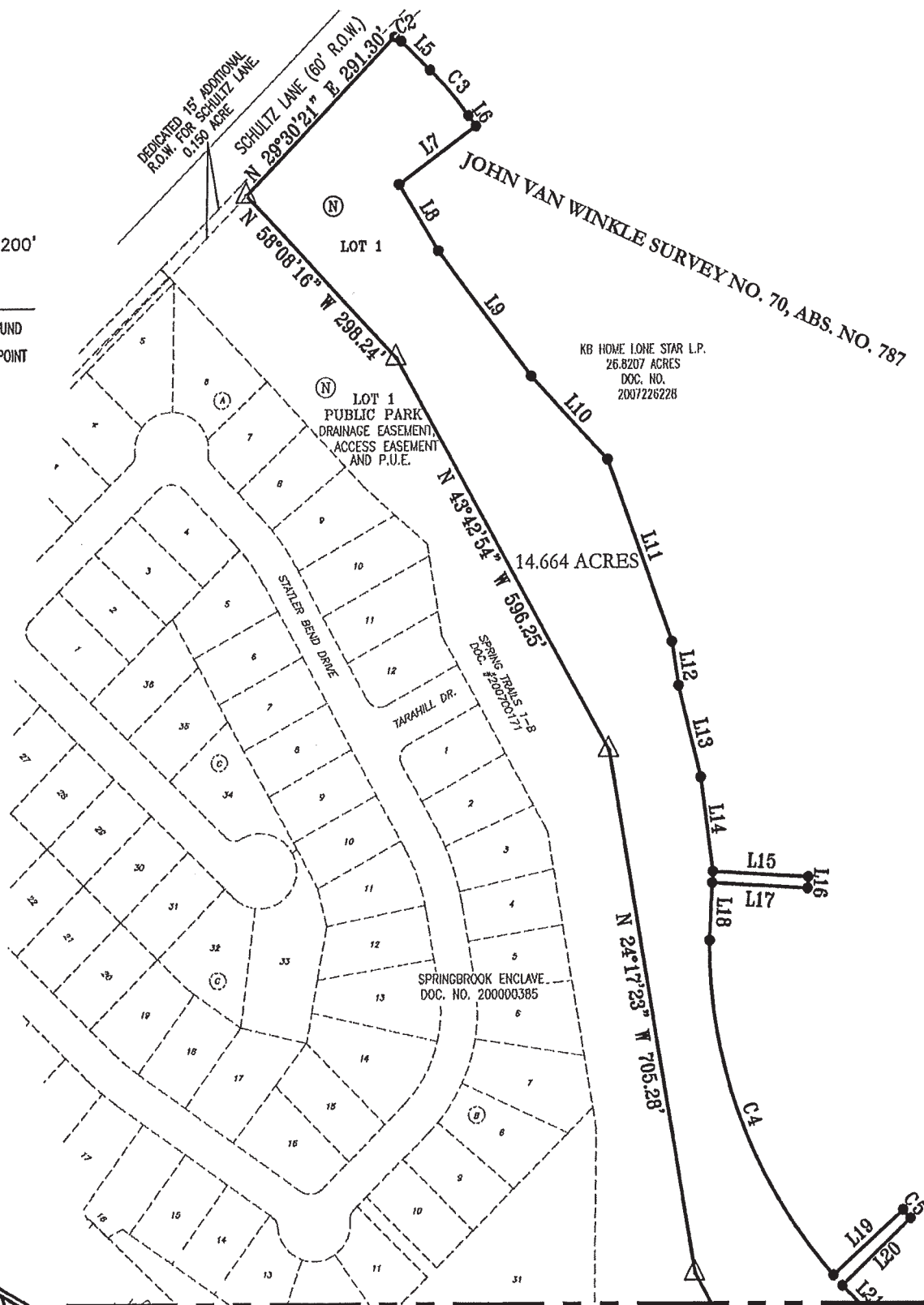
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

# SKETCH TO ACCOMPANY FIELD NOTES

SCALE: 1" = 200'

## LEGEND

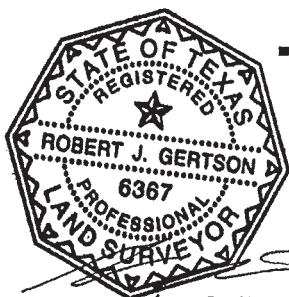
- IRON ROD FOUND
- △ CALCULATED POINT
- 8 LOT NUMBER
- ① BLOCK



MATCHLINE SHEET 2

SHEET 1 OF 3

BEARING BASIS: TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203)



4-19-13



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying  
5501 West William Cannon Drive ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

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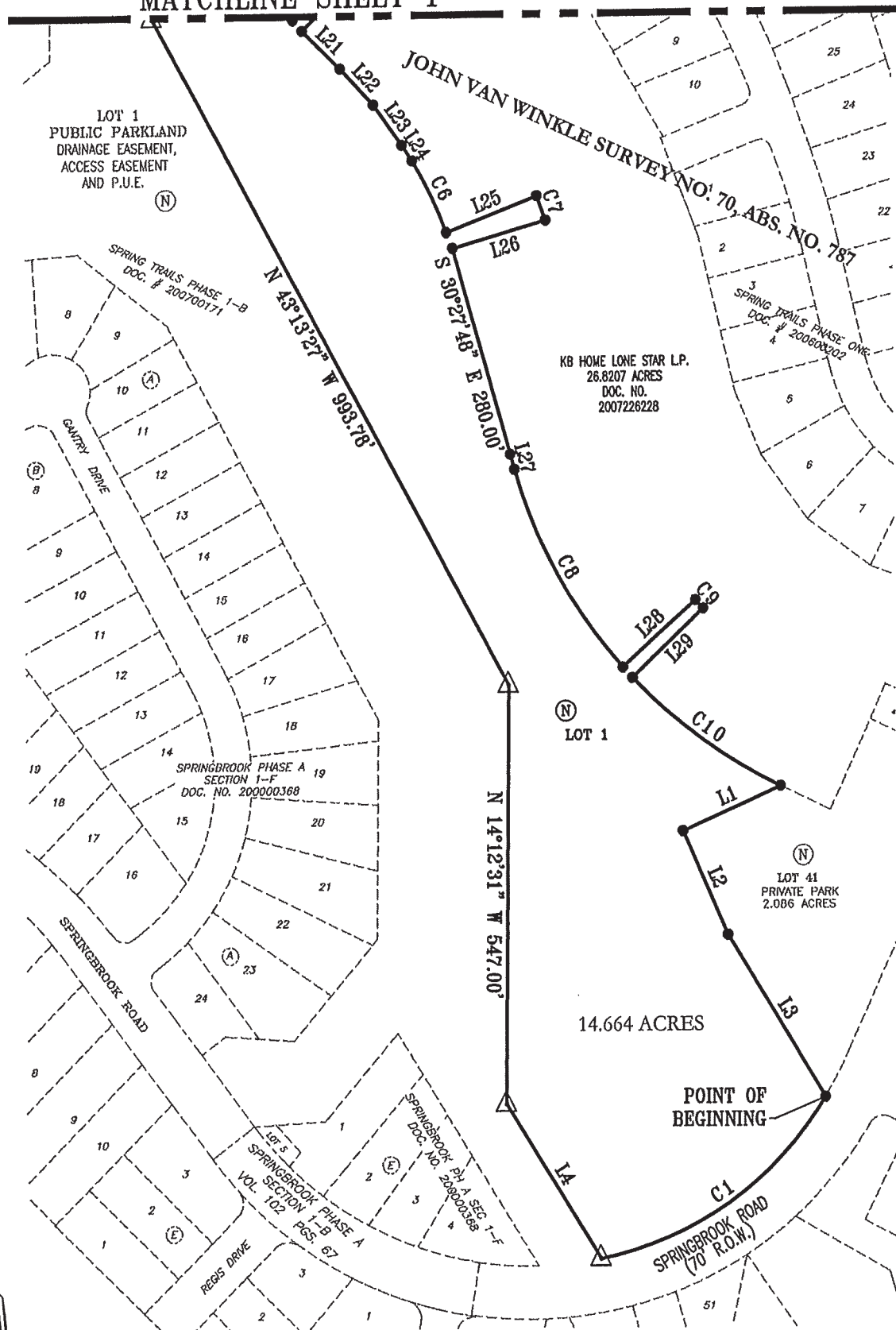


# MATCHLINE SHEET 1



### LEGEND

- IRON ROD FOUND  
△ CALCULATED POINT  
8 LOT NUMBER  
① BLOCK



4-19-13

SHEET 2 OF 3

BEARING BASIS: TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203)



**Carlson, Brigrance & Doering, Inc.**

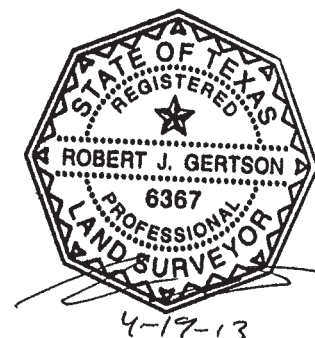
Civil Engineering ♦ Surveying  
5501 West William Cannon Drive ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

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# SKETCH TO ACCOMPANY FIELD NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	465.00'	378.08'	367.75'	S40°37'42"W	200.19
C2	25.00'	10.29'	10.22'	S72°16'58"E	5.22
C3	475.00'	80.45'	80.36'	S55°38'27"E	40.32
C4	655.00'	486.78'	475.65'	S35°32'55"E	255.25
C5	525.00'	15.00'	15.00'	S57°39'26"E	7.50
C6	595.00'	104.81'	104.68'	S40°39'39"E	52.54
C7	725.00'	33.87'	33.87'	S34°16'36"E	16.94
C8	655.00'	298.78'	296.20'	S43°31'52"E	152.04
C9	525.00'	15.00'	15.00'	S57°25'02"E	7.50
C10	655.00'	245.19'	243.76'	S68°57'36"E	124.05

LINE TABLE		
LINE	LENGTH	BEARING
L1	144.35	S51°28'11"W
L2	148.31	S38°31'49"E
L3	249.90	S46°34'31"E
L4	237.97	N46°19'20"W
L5	54.96	S60°29'36"E
L6	17.38	S50°47'19"E
L7	130.00	S39°12'41"W
L8	103.03	S45°40'26"E
L9	210.04	S51°53'55"E
L10	151.86	S57°37'02"E
L11	256.91	S34°30'02"E
L12	58.94	S23°24'50"E
L13	125.36	S28°36'51"E
L14	126.98	S22°19'02"E
L15	129.97	N78°36'56"E
L16	15.00	S11°25'07"E
L17	130.06	S78°36'56"W
L18	76.38	S12°04'01"E
L19	129.99	N33°09'41"E
L20	130.43	S31°31'28"W
L21	71.47	S60°33'04"E
L22	65.01	S57°28'14"E
L23	64.98	S50°44'13"E
L24	24.59	S48°09'57"E
L25	129.99	N54°23'05"E
L26	129.32	S59°32'12"W
L27	20.66	S30°29'23"E
L28	129.99	N33°24'05"E
L29	129.99	S31°45'52"W



SHEET 3 OF 3

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